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ORDINANCE NO. 348. 4371

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No.2 as amended, are further amended by placing in effect in the Antelope Valley district the zones as shown on map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2159, Change of Zone No. 6862," which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.103 to read as follows:

SECTION 17.103 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN
NO. 334.

a. Planning Areas 1, 2, 7 and 8

(1) The uses permitted in Planning Areas 1, 2, 7 and 8 of Specific Plan No. 334 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a. (2), (5), (7), (8) and (9); Section 6.1.b.(1), (3), and (5); and Section 6.1.c.(1) shall not be permitted.

(2) The development standards for Planning Areas 1, 2, 7 and 8 of Specific Plan No. 334 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (2) and (4), and g. shall be deleted and replaced by the following:

A. Lot area shall be not less than four thousand (4,000) square feet, except those lots within Planning Area 2 that are contiguous with the Scott Road right-of-way located along the southernmost edge of Planning Area 2 and those lots within Planning Areas 7 and 8 that are contiguous with the Haleblian Road right-of-way located along the

1 easternmost edge of Planning Areas 7 and 8. Those lots that are contiguous with the Scott
2 Road right- of- way located along the southernmost edge of Planning Area 2 and
3 Halebian Road right-of-way located along the easternmost edge of Planning Areas 7 and 8
4 shall be not less than 10,000 square feet. The minimum lot area shall be determined by
5 excluding that portion of a lot that is used solely for access to the portion of a lot used as a
6 building site.

7
8 B. The minimum width of that portion of all lots to be used as a building site
9 shall be forty-five feet (45') with a minimum depth of ninety feet (90') "flag" lots shall not
10 be permitted.

11 C. The minimum frontage of all lots shall be forty-five feet (45'), except that
12 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet
13 (35'). Lot frontage along curvilinear streets may be measured at the building setback in
14 accordance with zone development standards.

15 D. Side yards on interior and through lots shall be not less than five feet (5') in
16 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
17 from the existing street line or from any future street line a shown on any specific plan of
18 highways, whichever is nearer the proposed structure, upon which the main building sides,
19 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
20 percent (20%) of the width of the lot.

21 E. The rear yard shall be not less than twenty feet (20') in areas where the lot
22 abuts the eastern boundary of Specific Plan No. 334. Otherwise, the rear yard shall be not
23 less than ten feet (10').

24 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
25 maximum of two feet (2'). No other structural encroachments shall be permitted in the
26 front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

27 G. In no case shall more than fifty percent (50%) of any lot be covered by
28

1 buildings or structures that are single-story and forty-five percent (45%) for those that are
2 two-story.

3 In addition, the following development standards shall also apply:

4 AA. Building separation between adjacent dwelling units shall not be
5 less than ten feet (10'). Building separation shall mean the distance between the
6 structural portions of adjoining dwellings as measured from that point where the
7 dwellings are nearest; provided, however, that a yard encroachment permitted
8 under Section 18.19 of Ordinance No. 348 shall not be considered a structural
9 portion for the determination of building separation.
10

11 BB. Interior side yards may be reduced to accommodate zero lot line
12 situations, except that, in no case shall the reduction in side yard areas reduce the
13 required separation between detached structures to less than ten feet (10').

14 CC. A minimum of fifty percent (50%) those lots contiguous with the
15 Haleblian Road right-of-way in Planning Areas 7 and 8 will be single-story
16 structures.

17 (3) Except as provided above, all other zoning requirements shall be the same as those
18 requirements identified in Article VI of Ordinance No. 348.

19 b. Planning Areas 3, 4, 5 and 6.

20 (1) The uses permitted in Planning Areas 3, 4, 5 and 6 of Specific Plan No. 334 shall
21 be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance 348, except that the
22 uses permitted in pursuant to Section 8.1.a. (2), (4), (11), (17), (18), (19), (20), (21), (22), (23),
23 (24), (25), (27), (28); and Section 8.1.b. (1), (2), (3) and (4) shall not be permitted. In addition,
24 the permitted uses identified under Section 8.1 shall also include open space, and trails.
25

26 (2) The development standards for Planning Areas 3, 4, 5 and 6 of Specific Plan No.
27 334 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No.
28 348 except that the development standards set forth in Article VIII, Section 8.2 a., b., c., and f.

1 shall be deleted and replaced with by the following.

2 A. The minimum lot area shall be three thousand (3,000) square feet with a
3 minimum average width of thirty feet (30') and a minimum average depth of fifty feet
4 (50').

5 B. The minimum front and rear yard setback shall be ten feet (10') for all
6 buildings. The front yard setback shall be measured from any existing or future street line
7 as shown on any specific street plan of the County. The rear yard setback shall be
8 measured from the existing rear lot line or from any recorded alley easement; if the rear
9 lot adjoins a street, the rear setback requirement shall be the same as required for a front
10 yard setback.

11 C. The minimum side yard shall be five feet (5') for all buildings. No
12 structural encroachments shall be permitted in the front, side or rear yard except as
13 provided in Section 18.19 of Ordinance No. 348.

14 D. All buildings and structures shall not exceed fifty feet in (50') height.

15 In addition, the following development standard shall also apply:

16 AA. Building separation between adjacent dwelling units shall not be less
17 than ten feet (10'). Building separation shall mean the distance between the
18 structural portions of adjoining dwellings as measured from that point where the
19 dwellings are nearest; provided, however, that a yard encroachment permitted
20 under Section 18.19 of this ordinance shall not be considered a structural portion
21 for the determination of building separation.

22 BB. Interior side yards may be reduced to accommodate zero lot line
23 situations, except that, in no case shall the reduction in side yard areas reduce the
24 required separation between detached structures to less than ten feet (10').

25 CC. No residential building structures shall be allowed within twen'
26 feet (20') of the eastern boundary of Specific Plan No. 334.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
requirements identified in Article VIII of Ordinance No. 348.

3 c. Planning Areas 9 and 10

4 (1) The uses permitted in Planning Areas 9 and 10 of Specific Plan No. 334 shall be
5 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
6 the uses permitted pursuant to Section 8.100.a. (8), b.(1) and c.(1) shall not be permitted. In
7 addition, the permitted uses identified under Section 8.100.a. shall also include public parks and
8 trails, debris basins and channels for flood control purposes, access roads, and trails.

9 (2) The development standards for Planning Area 9 and 10 of Specific Plan No. 334
10 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
11 348.

12 (4) Except as provided above, all other zoning requirements shall be the same as those
13 requirements identified in Article VIIIe of Ordinance No. 348.
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Section 3. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: Bob Buster
Chairman, Board of Supervisors - Bob Buster

ATTEST:

NANCY ROMERO
Clerk of the Board

By: Linda Ehlmann
Deputy

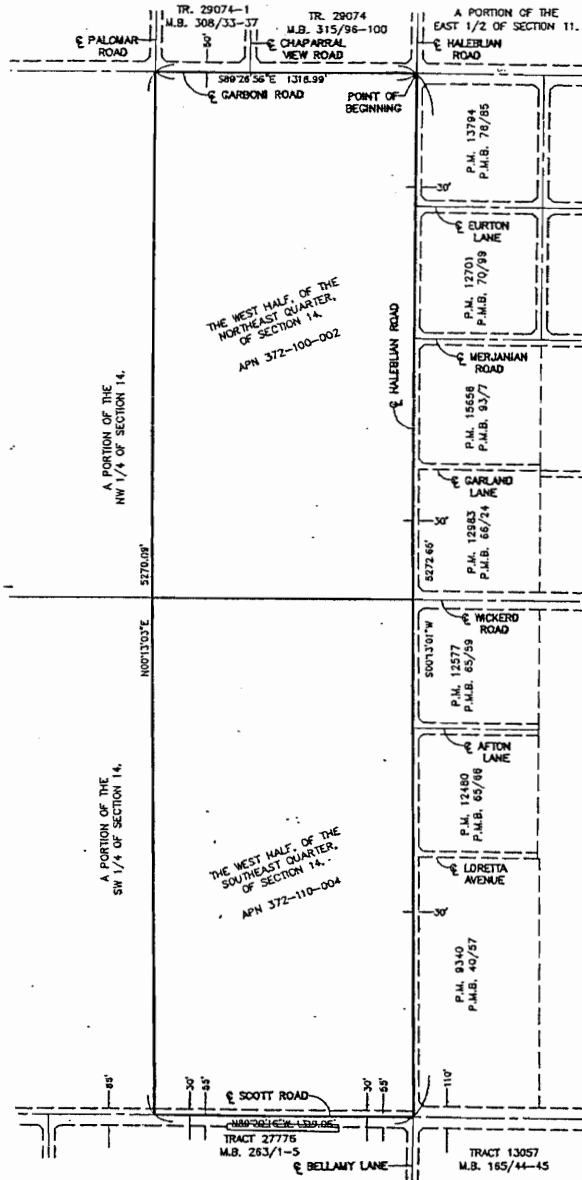
(SEAL)

APPROVED AS TO FORM AND CONTENT:
February 16, 2006

By: David Huff
DAVID HUFF
Deputy County Counsel

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ANTELOPE VALLEY AREA
SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST SBM.



LEGEND

SP ZONE SPECIFIC PLAN (334)

MAP NO. 2,2159

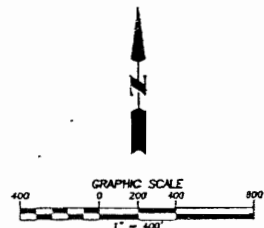
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 6862
ADOPTED BY ORDINANCE NO. 348.4371

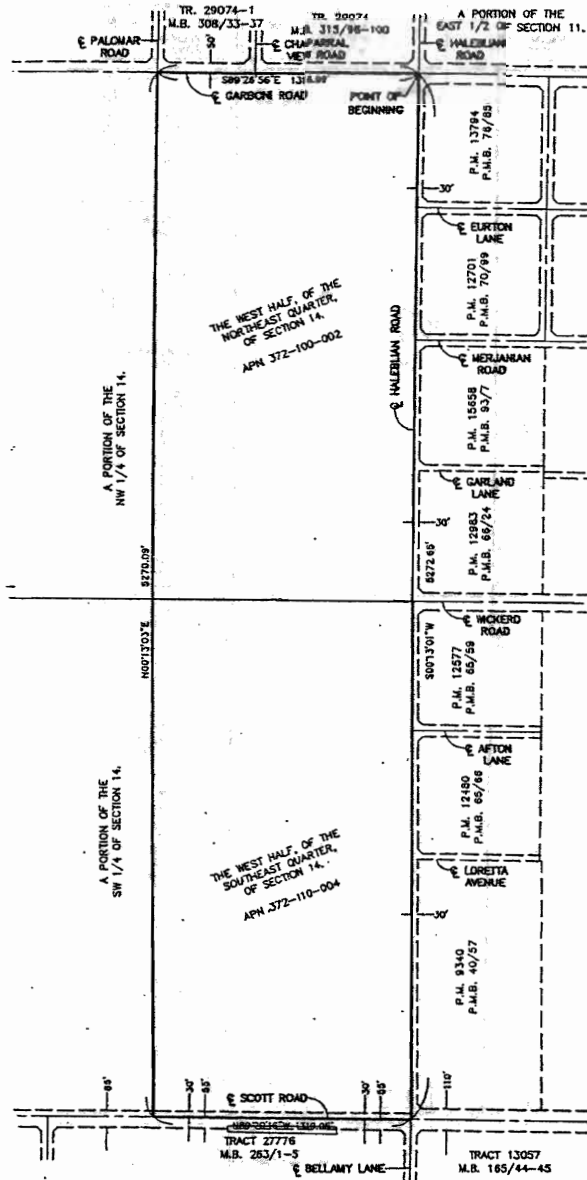
FEBRUARY 28, 2006

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NUMBER 372-100-002
ASSESSOR'S PARCEL NUMBER 372-110-004



ANTELOPE VALLEY AREA
SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST SBM.



LEGEND

SP ZONE SPECIFIC PLAN (334)

MAP NO. 2,2159

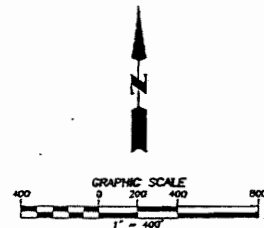
CHANGE OF OFFICIAL ZONING PLAN
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MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 6862
ADOPTED BY ORDINANCE NO. 348.4371

FEBRUARY 28, 2006

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NUMBER 372-100-002
ASSESSOR'S PARCEL NUMBER 372-110-004



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STATE OF CALIFORNIA)
)
) ss.
COUNTY OF RIVERSIDE)

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on February 28, 2006, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Buster, Tavaglione, Stone, Wilson and Ashley
NAYS: None
ABSENT: None

DATE: February 28, 2006

NANCY ROMERO
Clerk of the Board
BY: *Janis Schlemmer*
Deputy

SEAL

